

Wildcat Industrial Park Direct to Ordinance Zoning Map Amendment

6500 E Route 66

Wesley Welch, Planner





Wildcat Industrial Park

Property

650 E Route 66

APN 113-07-004, 113-07-003L

Proposed Use

Applicant wishes to utilize a portion of the existing mine that is no longer viable to lease contractor yards.

Request

1. Direct to Ordinance Zoning Map Amendment to rezone approximately 18.24 acres located at 6500 E Route 66 from the Rural Residential (RR) zone with the Resource Protection Overlay (RPO) to the Heavy Industrial(HI) zone with the Resource Protection Overlay (RPO).





Site History



- The subject Property has been historically operated as a volcanic cinder mine.
- A portion of the site is no longer minable, the applicant is wishing to establish contactor yards that are leased out to local companies.
- The current zoning designation, Rural Residential, does not allow for this use.
- The applicant was required to bring a waterline to the property before the rezone was taken to public hearing.



Property Context Map

North

Mining land, zoned RR

West

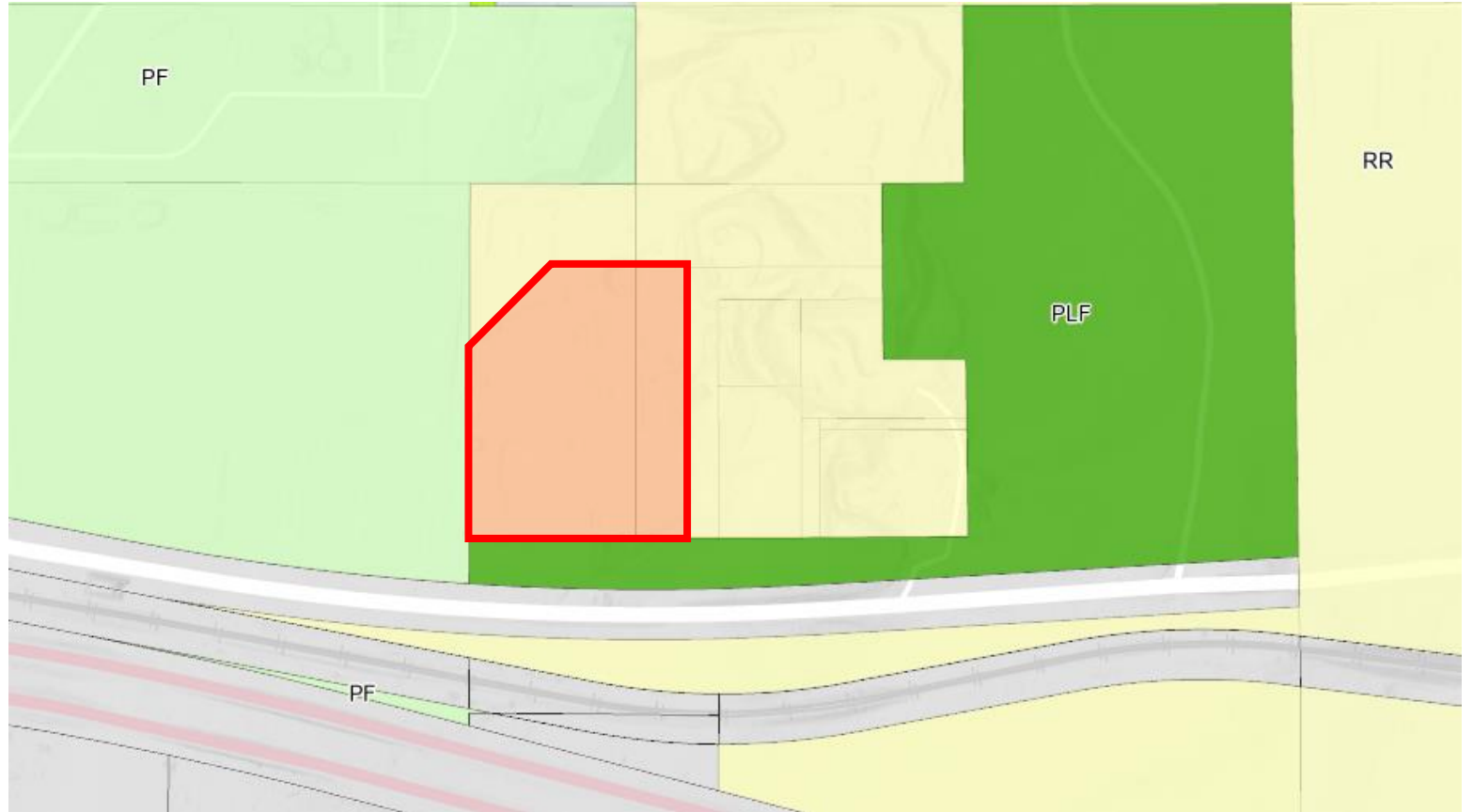
City of Flagstaff wastewater treatment plant, Zoned PF

East

Mining land, zoned RR

South

Coconino National Forest and right-of-way, zoned PLF





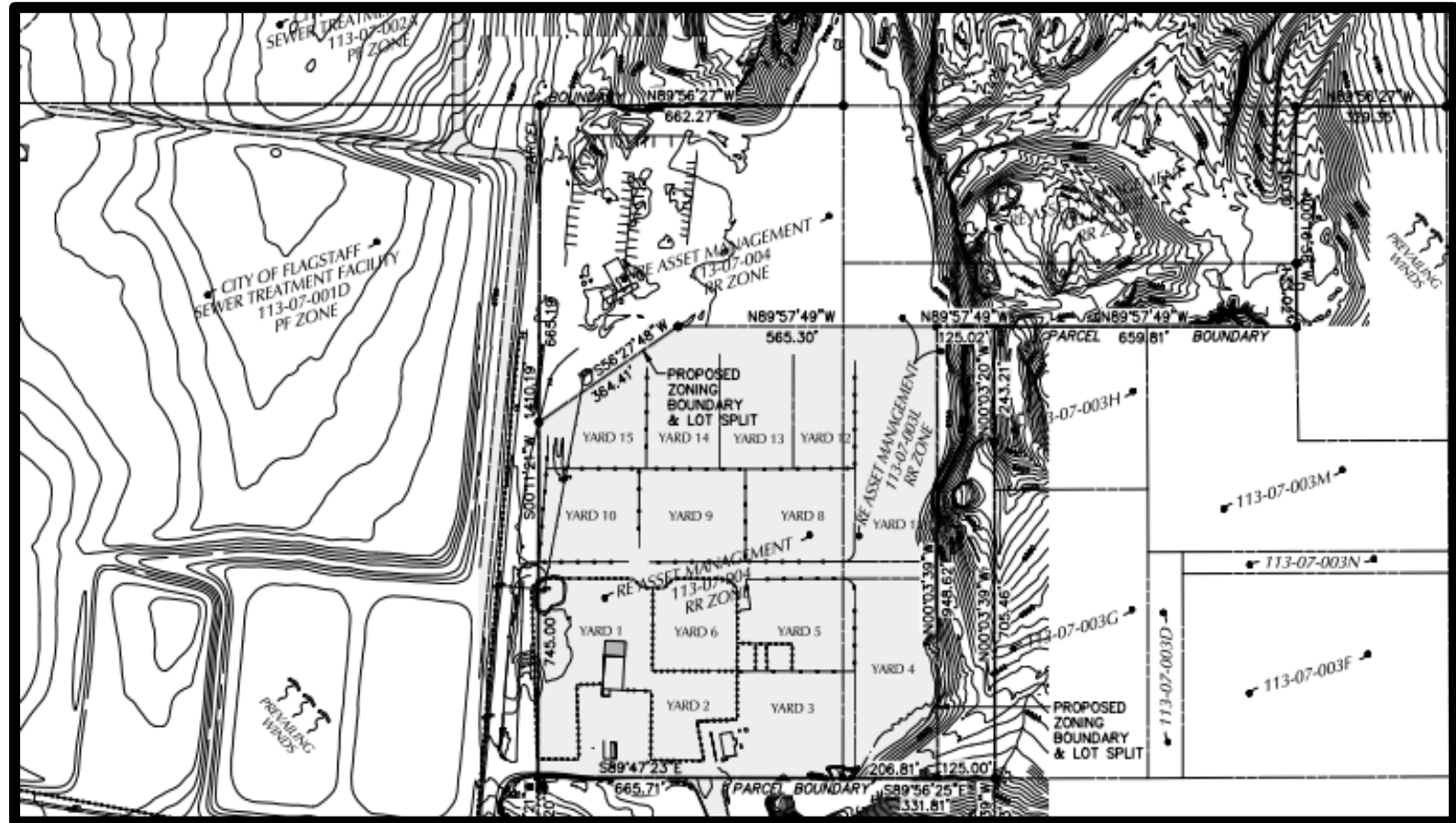
Types of Zoning Map Amendments

- Direct to Ordinance with a Site Plan
 - Requires applicant to submit fully developed site plans with all supporting information required for a site plan review.
 - Once a zoning map amendment is approved by Council, the project can proceed directly to construction plan review.
- Concept Zoning Plan
 - Process allows a concept plan and applicant to pursue site plan approval after the rezoning. This means staff has not reviewed building heights, landscape plans, outdoor lighting plans, signage or architectural design standards.

Wildcat Industrial Site Plan



- Establishment of 15 contractor yards
 - Two small existing buildings will remain on site.
- 18.24 acre site
- Existing parking for the office and shop, parking is not required for the contractor yards.



Impact Analyses



- There are three main impact analyses that can be triggered by code:
 - Traffic Impact Analysis
 - Water Sewer Impact Analysis (WSIA)
 - Stormwater Analysis
- A drainage statement was provided as part of the site plan drawings and was approved by stormwater.
- A WSIA was completed on December 2, 2019 and approved by city staff.
 - The City constructed a 12” water main along Rt 66 to the intersection of El Paso Road.
 - The developer constructed a looped waterline extension with an 8” waterline.



Zoning Map Amendment Findings



Finding #1

The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan and any applicable specific plans. If the application is not consistent with the General Plan, and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code prior to considering the proposed amendment



Zoning Map Amendment Findings



Finding #1

- The subject Property is designated as a Future Employment area type.
- An employment center may include mixed-use; research and development offices; medical offices; office space; business park; retail, restaurant, and tourism center; light-industrial; heavy-industrial; and live-work spaces.



Zoning Map Amendment Findings



Finding #2

The proposed amendment must be determined not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff, and will add to the public good as described in the General Plan.

Staff believes that the proposed project will not be detrimental to the public health, safety, or welfare so long as it is developed in accordance with all codes and requirements.



Zoning Map Amendment Findings



Finding #3

The site must be determined to be physically suitable in terms of design, location, shape, size, and operating characteristics; and the provision of public and emergency vehicle access, public services, and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.



Zoning Map Amendment Findings



Adequacy of Site

- Staff believes that the proposed application meets this finding. The Inter-Division Staff (IDS) reviewed the application and concluded that the site was suitable for the proposed development. The IDS team based its conclusion on the review of all applicable codes and requirements.
- It was also determined that the site could not proceed with the rezone until a water line was extended to the site to mitigate possible fire hazards. The applicant has completed this requirement and now has a hydrant onsite.

Citizen Participation Plan



- Applicant held two virtual public meetings.
 - August 31, 2020 + December 18, 2023
- The majority of attendees were in support of the proposed rezone.
 - One concern was related to traffic if the site was developed further.
- A Citizen Participation Report was prepared and attached to the staff summary.
- Staff has not received any comments on this application.



Planning and Zoning Commission Recommendation

The Planning and Zoning Commission by unanimous vote (5-0) recommend the City Council finds the proposed Zoning Map Amendment in substantial conformance with the required findings and approve an amendment to the Zoning Map for 18.24 acres in the RR zone with the RPO to the HI zone with the RPO, with the following conditions :

1. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
2. Within 90 days of the approved zoning, the applicant must reconfigure the parcels to eliminate any split zoning.

Thank you!

Questions or Comments

